

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - E/S Hillen Road, N of Hillen Avenue (383 Hillen Road) 9th Election District 4th Councilmanic District Hillen Road Land Ltd. Part. Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-385-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing and a Petition for Variance filed by the owners of the subject property, Hillen Road Land Limited Partnership, by Paul F. Obrecht, Jr., Vice President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special hearing to approve a use permit for business or industrial parking in a residential zone, pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.), and a variance from Section 1801.1.B.1.e(5) of the B.C.Z.R. and the Comprehensive Manual of Development Policies (C.M.D.P.), Page 16, to permit an RTA parking setback and buffer of 35 feet each, in lieu of the required 75 feet and 50 feet, respectively. The relief requested is more particularly described on Petitioner's Exhibit 2.

Appearing on behalf of the Petition were Paul Obrecht, Jr., President of the Hillen Road Land Limited Partnership, owners of the subject property, and Charles L. Costa, Vice President of Black and Decker, the Developer and Lessee of the subject property. The Petitioners were represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petition were George E. Gavrelis and Jean Tansey with Daft-McCune-Walker, Inc., Land Planners, Engineers and Architects. Several residents of the adjoining community appeared as Protestants in the matter, including Don-

ald Buschman, Jack and Jerry Howard, Lorrie Geiss, Susan Gray and June Zang.

Testimony indicated that the subject property, known as 383 Hillen Road, consists of a gross area of 11.82 acres, split zoned D.R. 5.5, M.R. and M.L. and is located in the Towson area of Baltimore County. The property is proposed for development with a 60,000 sq.ft. office building with a 20,000 sq.ft. basement level and accessory parking for use as the corporate headquarters for Black and Decker. Said property was the subject of a development plan hearing on May 25, 1993 in which the development plan for the proposed project was approved, subject to certain conditions and restrictions as set forth in the Order dated June 8, 1993. Testimony indicated that the special hearing relief requested is necessary due to the classification of the zoning lines which traverse this property. The Petitioner is proposing to provide parking for employees of the new office building in the D.R. 5.5 zoned portion of the site. The business or industrial parking referred to in the Petition for Special Hearing is for employee parking, only and not for industrial or business equipment. Furthermore, the Petitioners request a variance from parking and buffer setback requirements as depicted on Petitioner's Exhibit 2.

The citizens who appeared in opposition to the Petitioners' request voiced concerns similar to those raised at the development plan hearing which was also heard by this Deputy Zoning Commissioner. Those concerns have been addressed in the restrictions set forth within the Development Plan Order and will be imposed as a condition of the relief granted herein. Hopefully, these restrictions will address all those concerns raised by the citizens in attendance at this hearing.

- 2 -

Notwithstanding the issues raised by the Protestants, I find that the Petitioners should be permitted to allow their employees to park in the D.R. 5.5 zoned portion of the subject property. Based upon the testimony and evidence presented, I find that there will be no adverse impact on the surrounding community by virtue of employees parking in the D.R. 5.5 zoned portion of this site. I also find that the RTA setback requirements imposed by the B.C.Z.R. should be modified in this case. The Petitioners have paid particular attention to the community's needs and concerns in developing a landscape plan for the subject site. Although the RTA buffer areas will be decreased, the amount of landscaping proposed by the Petitioners will be more than adequate to make up for this reduced area. I find that the proposed development of this site is compatible with the surrounding community and the variances requested herein should be granted.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 3 -

- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of June, 1993 that the Petition for Special Hearing to approve a use permit for business or industrial parking in

- 4 -

a residential zone, pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance requesting relief from Section 1801.1.B.1.e(5) of the B.C.Z.R. and the Comprehensive Manual of Development Policies (C.M.D.P.), Page 16, to permit an RTA parking setback and buffer of 35 feet each, in lieu of the required 75 feet and 50 feet, respectively, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The use permit for parking granted herein is limited to employees, only, for parking in the D.R. 5.5 zoned portion of the site. As previously stated, the business or industrial parking referred to in the Petition for Special Hearing is for employee parking, only, and not for industrial or business equipment.
- 2) Prior to the issuance of any permits, the Developer shall remove the barbed wire from the top of the security fence which runs along the perimeter of the subject site. This fence shall remain in its present location and shall not be moved closer to the property line. Furthermore, the adjoining residential community shall be permitted to continue using the area between the subject fence and the Developer's property for access to the rear of their properties.
- 3) The lighting standards proposed to be installed around the parking lot and the proposed office building shall be restricted in the following manner: The height for all light standards located within 75 feet of the property line shall be limited to 8 feet. The height for all other light standards shall be limited to no greater than 20 feet. In addition, the Developer shall install shoe-box shades on all lighting standards to direct the light down and away from any adjoining residential property. Further, all lighting on the subject site shall be extinguished at 11:00 PM. Only those lights necessary for security purposes shall be permitted to remain illuminated after 11:00 PM.
- 4) The proposed berm which is to be erected around the perimeter of the subject property shall be installed at approximately the same time that the foundation is dug for the proposed office building.

- 5 -

- 5) The Developer is prohibited from allowing any construction activity to take place before 6:00 AM or after 9:00 PM on any given day. This restriction shall apply only to exterior construction. Once the shell of the building is erected, construction on the inside shall be permitted beyond the hours stated above, provided such construction cannot be heard outside. Furthermore, there shall be no deliveries to the subject site before 6:00 AM or after 9:00 PM on any given day.

- 6) The Developer shall be responsible for keeping Hillen Road free and clear of all dirt, mud or debris that may be associated with the proposed construction. Accordingly, the Developer shall periodically wash down Hillen Road at and near the entrance to the construction site to keep dirt, mud, dust and debris at a minimum. Further, the Developer shall, to the extent necessary, wet down the construction driveway to keep dust and dirt from becoming airborne.

- 7) The Developer shall be prohibited from utilizing the access point from Stevenson Road to the subject property in any manner.

- 8) The entrance to the subject site off of Hillen Road shall be restricted in the following manner: From 7:00 AM to 9:00 AM, the gate on Hillen Road will remain open for free and easy access to the site. After 9:00 AM, the gate will be closed and access to the site will be obtained only through the use of a magnetic card. As is the practice of Black and Decker, the gate will be chained and locked at approximately 6:30 PM daily and no further access will be permitted.

- 9) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that Restriction No. 8 listed above was specifically designed to address the utilization of this property by Black and Decker as a tenant. The terms and conditions dealing with restricted access to this site shall not be applicable to any future tenant of the subject property. Therefore, in the event that Black and Decker ceases to occupy this site in the future, then the restrictions imposed on its access shall cease and terminate. All other restrictions listed above shall run

in perpetuity, regardless of whether Black and Decker remains as a tenant on the property.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

TWK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/8/93
By [Signature]

- 7 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



June 21, 1993

(410) 887-4386

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING AND VARIANCE
E/S Hillen Road, N of Hillen Avenue
(383 Hillen Road)
9th Election District - 4th Councilmanic District
Hillen Road Land Limited Partnership - Petitioners
Case No. 93-385-SPHA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been approved in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

cc: Mr. Paul F. Obrecht, Jr.
Hillen Road Ltd. Partnership, 9475 Deereco Road, Timonium, Md. 21093

Mr. Charles L. Costa
Black and Decker Corporation, 201 E. Joppa Road, Towson, Md. 21204

Mr. Donald Buschman, 306 Linden Avenue, Towson, Md. 21204

Mr. & Mrs. Jack Howard, 256 E. Susquehanna Avenue, Towson, Md. 21286

Ms. Susan Gray, 334 Ridge Avenue, Towson, Md. 21286

Ms. June Zang, 268 E. Susquehanna Avenue, Towson, Md. 21286

People's Counsel; Case #116

ORDER RECEIVED FOR FILING
Date 6/8/93
By [Signature]

MESSAGE TO THE PRESIDENT
1960-1961 (12)

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Continuance of Development Hearing:
Project Name: Black and Decker
Project Number: 93-385
Applicant/Developer: Hillen Road Land Limited Partnership
Location: 8/5 Hillen Road, North of Hillen Avenue
Acres: 11.88
Proposal: 3 story office building.

AND

CASE NUMBER: 93-385-SPHA (Item 403)
383 Hillen Road
8/5 Hillen Road, North of Hillen Avenue
9th Election District - 4th Councilmanic
Petitioner(s): Hillen Road Land Limited Partnership

Special hearing to approve a use permit to allow business or industrial parking in a residential zone. Variance to allow an RTA parking setback and buffer of 35 feet in lieu of the required 75 foot setback and 50 foot buffer.

HEARING: TUESDAY, JUNE 1, 1993 at 2:30 p.m. in Rm. 118, Old Courthouse.

Carl Jablon

Arnold Jablon, Director

cc: Hillen Road Land Limited Partnership
Robert A. Hoffman, Esq.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.



Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Case No. 93-385-SPHA, Item No. 403
Petitioner: Hillen Road Land Ltd. Partnership
Petition for Special Hearing and Variance

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on May 10, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

RECEIVED
MAY 17 1993

ZADM

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

May 28, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM

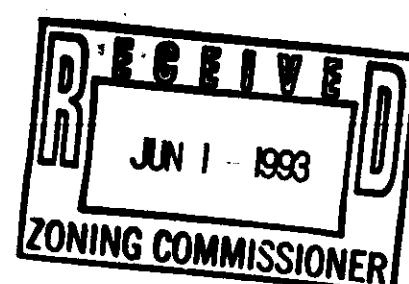
SUBJECT: Zoning Item #403, Black & Decker
Zoning Advisory Committee Meeting of May 17, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The applicant has met Forest Conservation Act requirements through the retention of existing specimen trees on site. It is requested that the zoning commissioner's final order include the following forest retention requirements:

"Tree protection measures shall be taken as necessary to maintain the survivability of the specimen trees that are retained on the project site. This shall include steps to reduce tree stress, and to prevent and repair damages for the natural life of the tree."

JLP:sp
BLACK/TXTSPB



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco
Deputy Zoning Commissioner

FROM: E. Avery Harden, Landscape Coordinator
Development Plan Review

SUBJECT: BLACK & DECKER ZONING VARIANCE
Case #93-385 SPHA
Hearing - 2:00 PM, 7/2/93

Zoning Regulation 1 B01.1.B.1.e(3) states that "the 50-foot RTA Buffer shall remain an ungraded, uncleared, landscaped buffer unless otherwise directed by the Hearing Officer, based upon recommendations of the County." The intent of this ordinance is to retain existing trees in RTA Buffers.

The community has requested and this office, as well as the Planning Office, has proposed a graded berm in part of the subject RTA. This berm proposal is now part of the already approved development plan and schematic landscape plan for this development.

The issue is that the subject ordinance could be interpreted to mean that the proposed berm/grading is not permitted.

It should be noted that no existing trees would be removed to create the berm and that it is the wishes of all concerned that the berm be provided.

This office recommends to you that the berm/grading be permitted as proposed on the approved development and schematic landscape plans.

EAM:pab

cc: Donald T. Rascoe
File

BLACK/PR_MEMO4



Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
NW/Cor. Reisterstown Road and Mt. Wilson Lane
3rd Election District - 3rd Councilmanic District
Mt. Wilson Office Center Limited Partnership - Petitioners
Case No. 94-384-KA

Dear Mr. Hoffman:

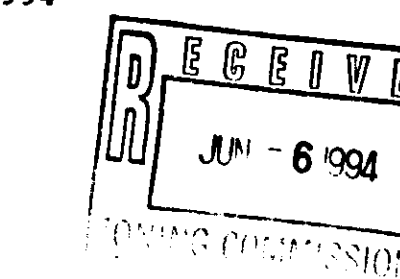
I am in receipt of your letter dated June 6, 1994 concerning the Order issued May 23, 1994 in the above-captioned matter. Specifically, you have requested a clarification of Restriction No. 3 thereof as to the required improvements to Mt. Wilson Lane and the specific locations of same, and clarification of the Order with respect to the use of the property on Saturdays.

In consideration of the comments contained in your letter, I have reviewed the Order issued May 23, 1994 and offer the following comments. The Petitioner shall be required to perform the necessary improvements on the north side of Mt. Wilson Lane along their property line as shown on Petitioner's Exhibit 1. This does not preclude or require the Petitioners improve Mt. Wilson Lane on the south side, including a portion of the property bordering B & E's property line.

As to the use of the property on Saturdays, testimony indicated that there would be no funerals or church services taking place on Saturdays. While the Order states that there would be no "activity" taking place on Saturdays, it is understood that this does not preclude the Petitioners' employees from performing their duties on the site which are pertinent to the use of the property on regular business days.

I hope the above clarifies the intent of the Order issued in this matter. Should you have any further questions on the subject, please do not hesitate to contact me.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County



June 1, 1993

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

RE: Case # 93-385-SPHA
Black & Decker

Dear Mr. Kotroco:

The Towson Development Corporation (TDC) would like to go on record supporting Mr. Obrecht's (Hillen Road Land Limited Partnership) request for a use permit to allow business or industrial parking in a residential zone and for a variance to allow an RTA parking setback and buffer of 35 feet in lieu of the required 75 foot setback and 50 foot buffer.

The reasons for our support of this project were outlined in a two page letter submitted to you during the Hearing Officer/Development Plan public hearing held on May 25.

TDC believes it would be in the public interest to grant the use permit and variance request and we urge your approval.

This letter is being presented to you by Wayne Skinner, TDC's Executive Director. If you need to contact me regarding this matter, my telephone number is (W) 337-7600.

Thank you for your attention.

Sincerely,

Arnold Fleischmann
President

cc: Paul Obrecht
Charles Costa

HONORARY BOARD MEMBERS P. Douglas DePue Nashborough Paper, Inc. Michael J. Gallagher Greenleaf Printing	J. Donald Gendus PS Graphics Inc. Franklin W. Hayes UTCOR Paper & Film Thomas A. Meador	Henry H. Miller (emer.) Baltimore Gas & Electric Co. Lawrence E. Schuch Schuch Enterprises Inc. Gerald J. Swenson G. J. Swenson Co.	Stacy Siler Commercial & Industrial Bank Corp. James C. Smith, III (emer.) Westwood Text & Print Walter W. Williams (emer.) Walter Alcorn Co.	PAGE PRESIDENT Jack F. Bellows 1933-1981 Michael J. Callahan J. Donald DePue Pamela Allen
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PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

	<u>NAME</u>	<u>ADDRESS</u>
* *	<u>Donald Birchall</u>	<u>306 Linden Ave (C)</u>
* *	<u>John R Howard</u>	<u>156 E. Hughesman Ave</u>
	<u>Gerry Howard</u>	<u>258 E. Hughesman Ave</u>
	<u>Lorne Lewis</u>	<u>418 Nelson Rd.</u>
* *	<u>Sue A Gray</u>	<u>334 Ridge Ave 2nd fl</u>
* *	<u>June 2009</u>	<u>2400 S. Kensington Ave</u>

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

Rob Hoffman
George E. Gauralis
William L. Santa
Vern Tansley
Pamela Oberholtzer

ADDRESS
210 Allegheny Ave.
700 E. Pottsville - DMV
701 E. Upper Pl.
DMV Inc., 200 E. Pa. Av.
9475 Deane Rd. Timonium Md

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco
Deputy Zoning Commissioner

Date: May 28, 1993

FROM: E. Avery Harden, Landscape Coordinator
Development Plan Review

SUBJECT: BLACK & DECKER ZONING VARIANCE
Case #93-385 SPHA
Hearing - 2:00 PM, 7/2/93

Zoning Regulation 1 BO1.1.B.1.e(3) states that "the 50-foot RTA Buffer shall remain an ungraded, uncleared, landscaped buffer unless otherwise directed by the Hearing Officer, based upon recommendations of the County." The intent of this ordinance is to retain existing trees in RTA Buffers.

The community has requested and this office, as well as the Planning Office, has proposed a graded term in part of the subject RTA. This term proposal is now part of the already approved development plan and schematic landscape plan for this development.

The issue is that the subject ordinance could be interpreted to mean that the proposed berm/grading is not permitted.

It should be noted that no existing trees would be removed to create the berm and that it is the wishes of all concerned that the berm be provided.

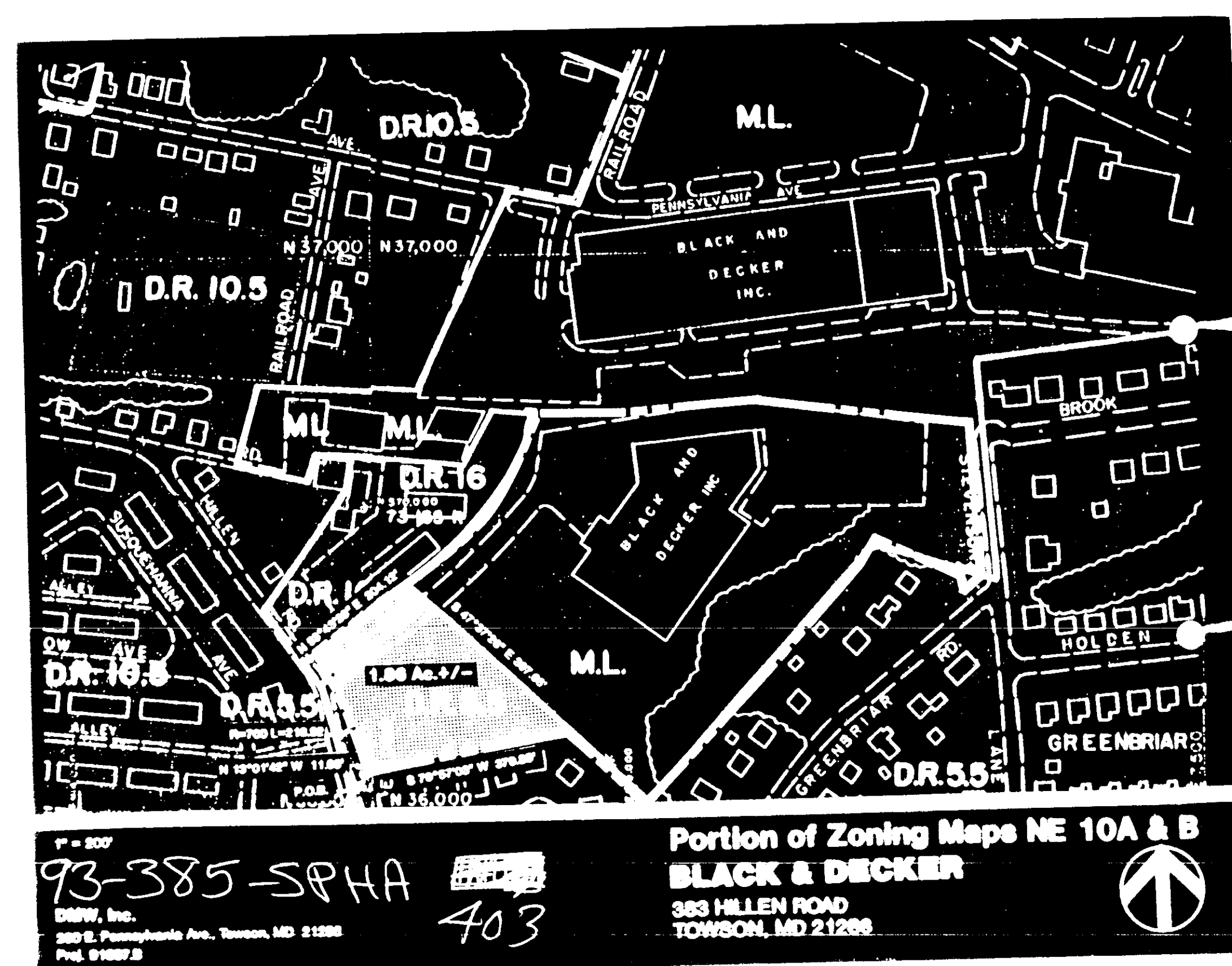
This office recommends to you that the berm/grading be permitted as proposed on the approved development and schematic landscape plans.

EAH : pab

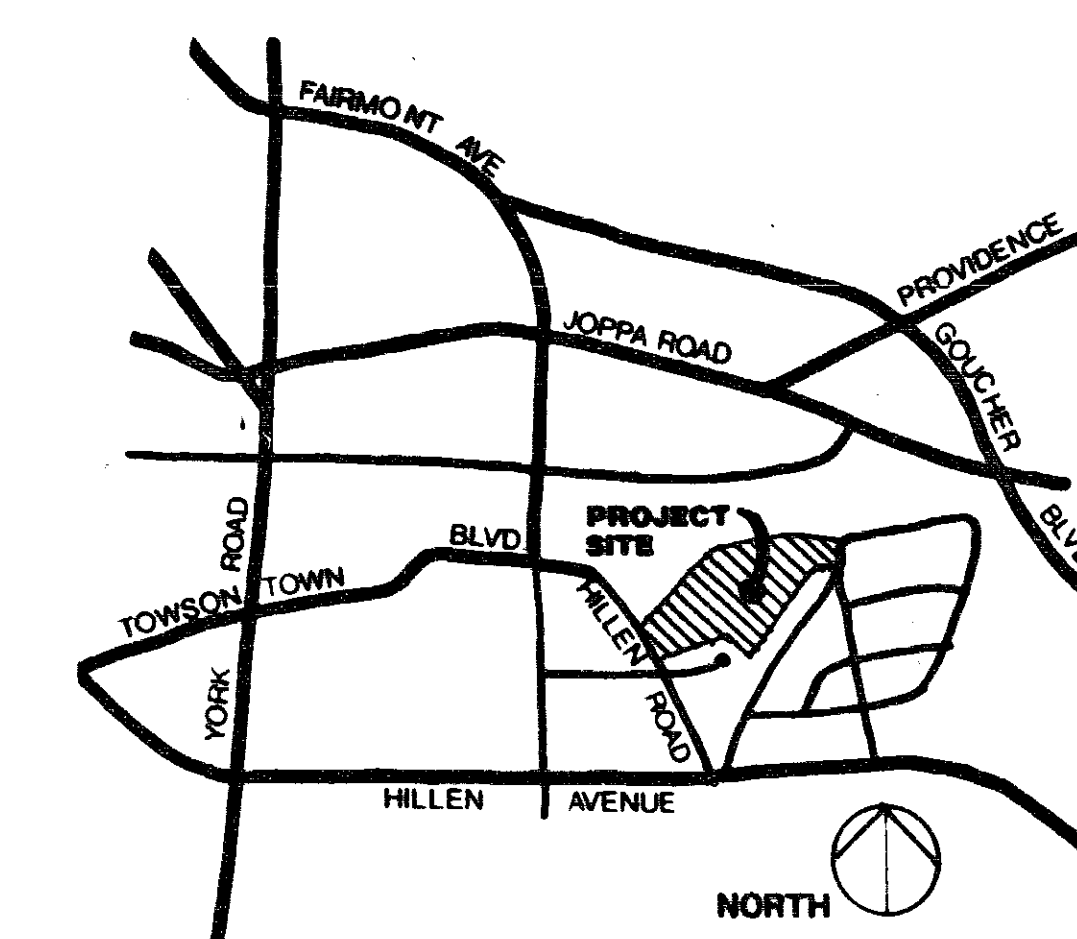
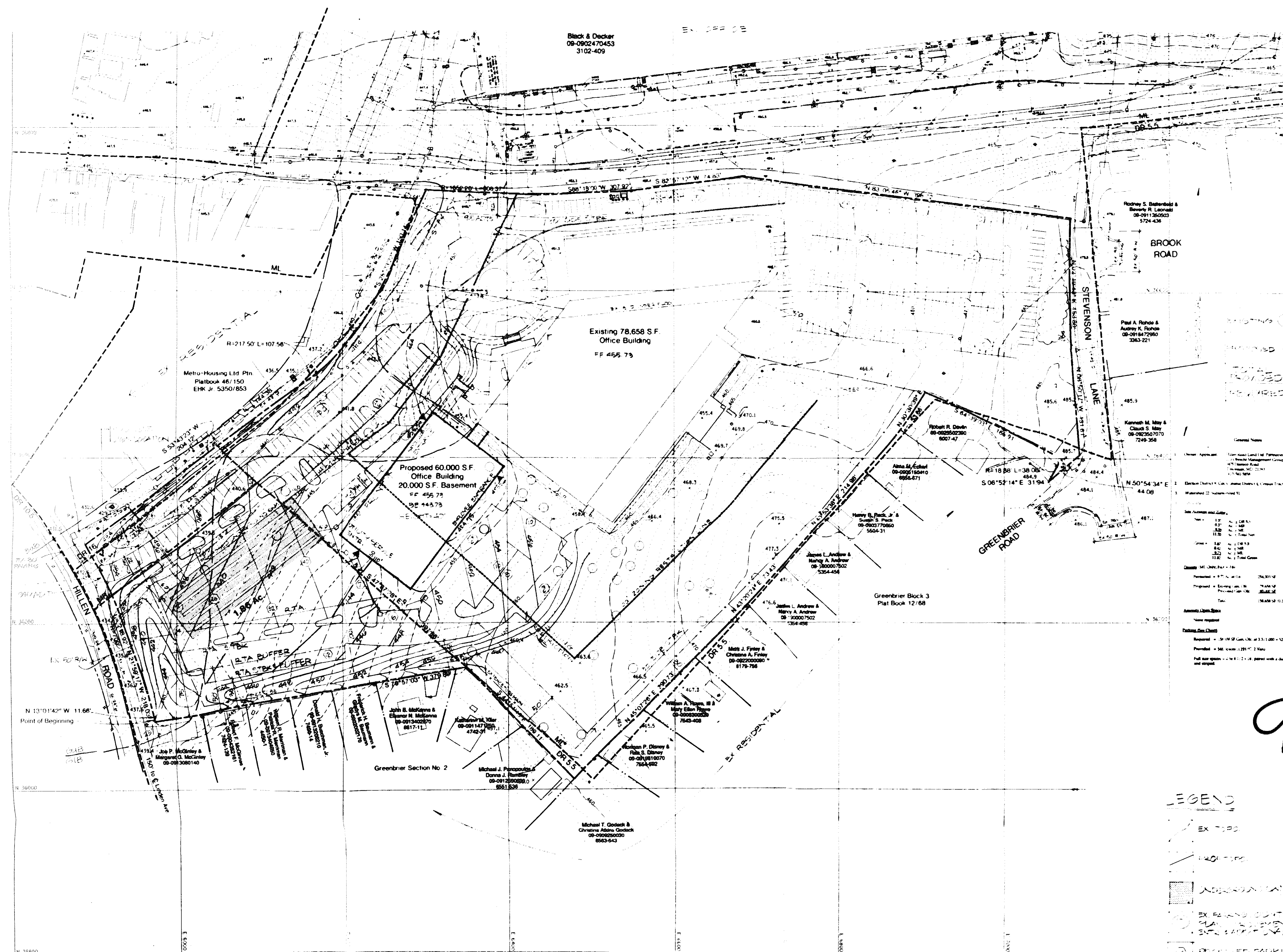
cc: Donald T. Rascoe
File

**PETITIONER'S
EXHIBIT 4**

BL&DECK/PB MEMO4



Petitioner's
Exhibits 3A-3E
Case
93-385-5ANA



VICINITY MAP

PARKING DATA

EXISTING	PROPOSED	REMOVED	NET
79	108	270	490
79	108	270	490
79	108	270	490

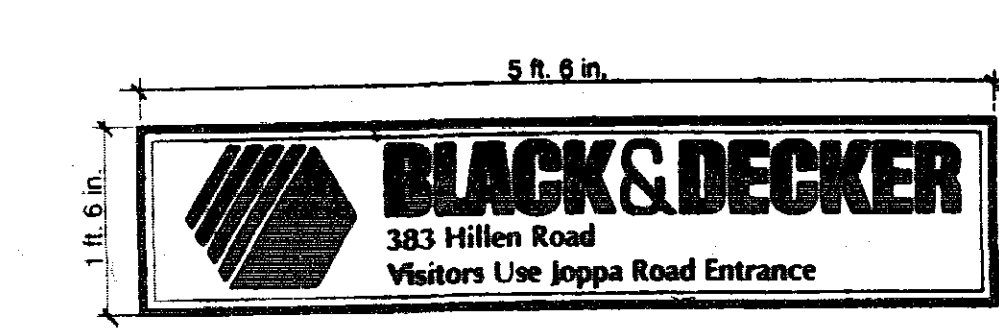
Legend

- EXISTING
- PROPOSED
- REMOVED
- NET

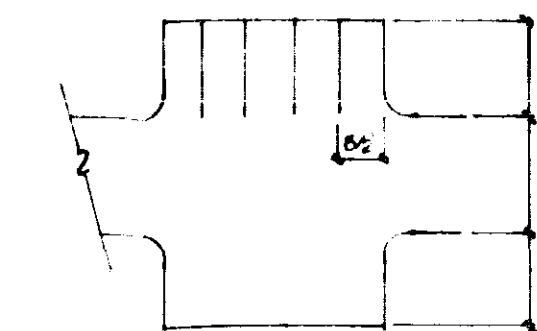
Notes

1. The existing building on the site is not to be removed and will be retained.
2. The proposed building is to be constructed on the site of the existing building.
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20. The proposed building is to be constructed on the site of the existing building.

93-385-SPHA



HILLEN ROAD ENTRY SIGN DETAIL



TYPICAL PARKING DETAIL

NOTE:

1. The existing building on the site is not to be removed and will be retained.

2. The proposed building is to be constructed on the site of the existing building.

3. The proposed building is to be constructed on the site of the existing building.

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19. The proposed building is to be constructed on the site of the existing building.

20. The proposed building is to be constructed on the site of the existing building.

DMW
Daft · McCune · Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

PLAN & PLAT TO ACCOMPANY ZONING VARIANCE AND SPECIAL HEARING PETITION

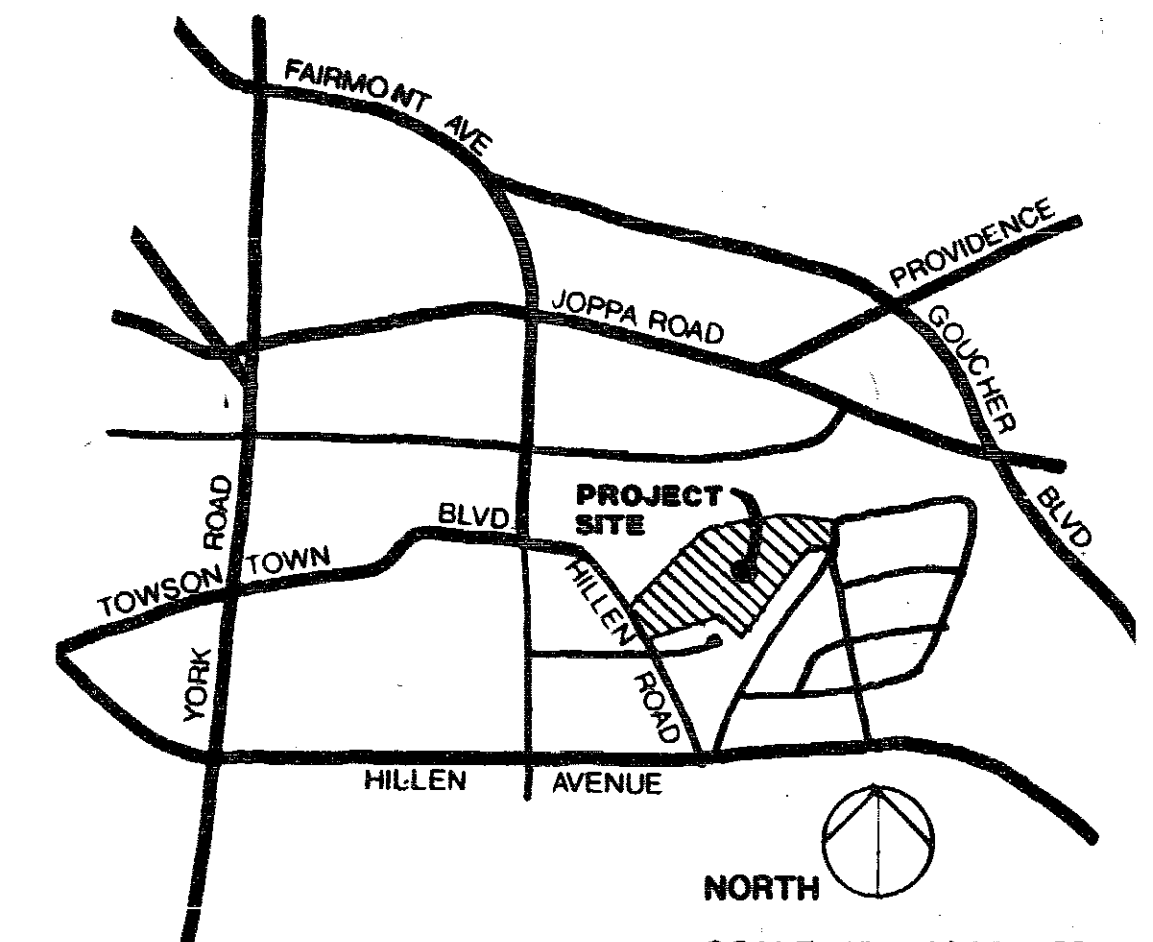
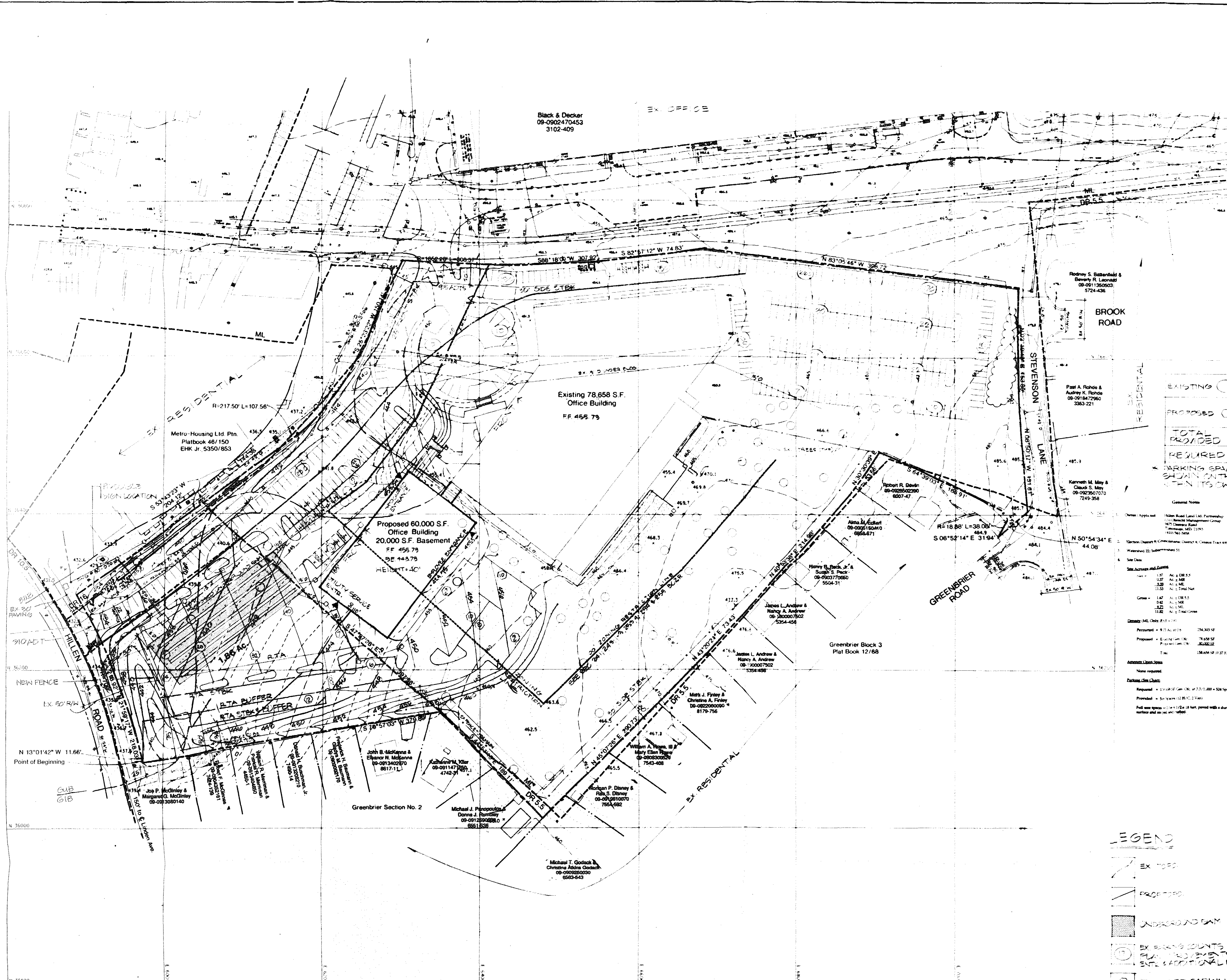
Black & Decker
 383 Hillen Road

403



DATE	BY	REVISIONS	ISSUE DATES
10/1/93	DMW	1.0	10/1/93
10/1/93	DMW	1.1	10/1/93
10/1/93	DMW	1.2	10/1/93
10/1/93	DMW	1.3	10/1/93
10/1/93	DMW	1.4	10/1/93
10/1/93	DMW	1.5	10/1/93
10/1/93	DMW	1.6	10/1/93
10/1/93	DMW	1.7	10/1/93
10/1/93	DMW	1.8	10/1/93
10/1/93	DMW	1.9	10/1/93
10/1/93	DMW	2.0	10/1/93

PRINTED
 MAY 10 1993
 DAFT-MCCUNE-WALKER, INC.



PARKING DATA

	EXISTING	PROPOSED	IMPACT	REGULAR	TOTAL
EXISTING	0	0	0	0	0
PROPOSED	0	2	73	105	280
TOTAL PROVIDED	0	2	73	105	280
REQUIRED	11	12	229	224	524

PARKING SPACES ARE LOCATED ENTIRELY WITHIN SITE BOUNDARIES SHOWN ON THIS PLAN. THE ADJACENT ROAD FACILITY IS SELF-SUPPORTED BY ITS OWN PROPERTY.

- General Notes**
1. The site is primarily open with some existing water distribution lines. Existing lines will be relocated where possible. Care will be taken to avoid any lines that are not shown on the plan.
 2. The existing office building on the site is not historic and will be removed.
 3. There are no known utilities, wetlands, floodplains, or other sensitive areas on the site.
 4. The proposed building will be constructed in accordance with the zoning regulations.
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 19. The proposed building will be constructed in accordance with the zoning regulations.
 20. The proposed building will be constructed in accordance with the zoning regulations.

PETITIONER'S EXHIBIT 1

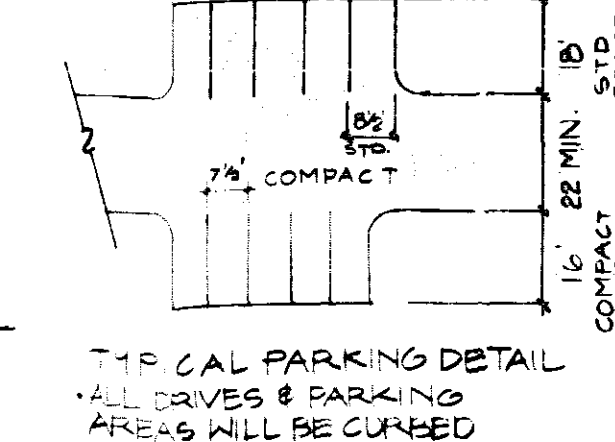
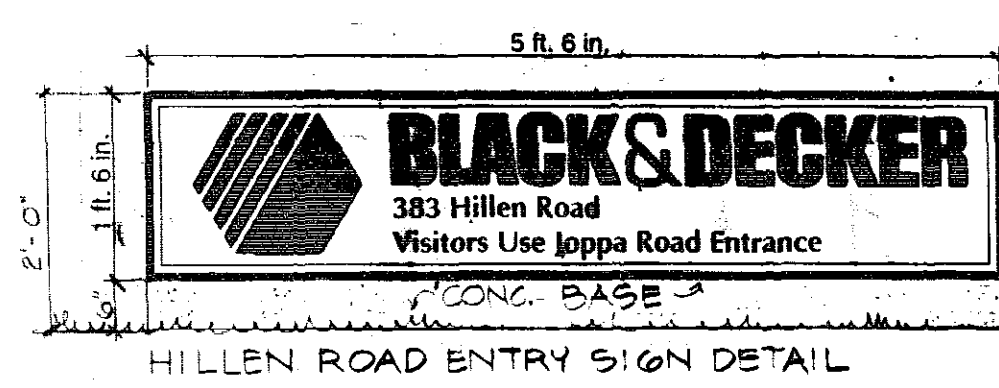
DMW
Daft · McCune · Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
 200 East Pennsylvania Avenue
 Towson, Maryland 21206
 410 296 3333
 Fax 296 4705

PLAN AND PLAT TO ACCOMPANY ZONING VARIANCE AND SPECIAL HEARING PETITION

Black & Decker
 383 Hillen Road

ISSUE DATES

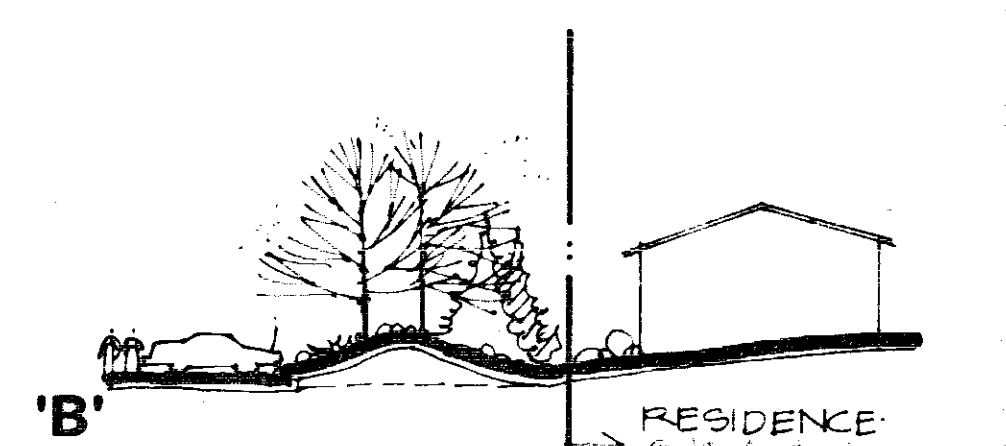
REVIEW: 8-8-99
 PERMIT: 8-8-99
 CONSTRUCTION: 8-8-99
 BASE: 8-8-99
 DRAWN: 8-8-99
 DESIGNED: 8-8-99
 CHECKED BY: 8-8-99
 DATE CHECKED: 8-8-99
 SCALE: 1"=100'
 PROJECT NO.: 81087-B
 DRAWING: 1 of 2



NOTE:

Zoning Use, Parking, etc. as shown on this plan cannot be increased or decreased without further zoning approvals and any changes in use, even though permitted by Section 253.1 (B.C.2.2.2.), must be approved by the zoning office. Any future use established on this plan will comply with all applicable provisions of the Baltimore County Zoning Regulations, including but not limited to Sections 253.1, 253.4, 241, 409, 413 (B.C.2.2.2.), and the Zoning Policy Manual. All first time occupancy permits, and any required future change of occupancy permits for use with a greater required parking count, must be accompanied by revised overall site development plans and revised overall parking calculations.

1. The lot is used for office or for other use as shown on the plan.
2. Only passenger vehicles, including taxis, may use the parking facility.
3. No loading, unloading, or any use other than parking shall be permitted.
4. Loading shall be regulated as to location, duration, hours of operation, and other conditions as may be required.
5. A minimum of one parking space shall be provided for each vehicle.
6. Method and area of operation for maintenance and parking shall be as shown on the plan.
7. Any structure not shown on the plan shall be removed or altered to conform to the plan.



PETITIONER'S
EXHIBIT 2

NOTE BEARINGS AND DISTANCES TAKEN FROM RICHARD TRUELOW & P.C., INC. SITE PLAN DATED MAY 21, 1992

ISSUE DATES	
REVIEW:	4.9.8
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	
DRAWN:	
DESIGNED:	
CHECKED BY:	
DATE CHECKED:	
SCALE:	1"=5'
PROJECT NO.:	91087
DRAWING:	